



Offers Over £200,000 Freehold

3 AMBER STREET | | MANSFIELD | NG18 4XJ

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME...Nestled in the charming area of Amber Street, Mansfield, this delightful terraced townhouse offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with local amenities, schools, and parks just a stone's throw away—making it a wonderful place to call home.

Upon entering the property, you are welcomed by a bright entrance hall that leads directly into the open-plan kitchen and dining area—an inviting space ideal for both everyday meals and entertaining. Toward the rear of the house, you'll find a spacious living room that provides a comfortable setting for relaxation and social gatherings, with views over the rear garden enhancing the sense of tranquillity.

Venturing to the first and second floors, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. The master bedroom is situated on the second floor and benefits from its own private en suite, adding a touch of luxury and convenience. The layout is thoughtfully designed, ensuring that each room is filled with natural light, enhancing the overall sense of space. The family bathroom is conveniently located on the first floor and features modern fixtures that cater to the needs of a busy household.

Outside, the property is complemented by a charming garden, providing a lovely outdoor space for children to play or for adults to unwind after a long day. The garden features a combination of slate and patio areas, is well maintained, and includes a pergola—perfect for alfresco dining or relaxing in the shade. To the front, a gravelled driveway offers convenient off-street parking.

This beautifully presented townhouse is a true gem in Mansfield, ready to welcome its new owners. Call our office today if this is the one for you; 01623 633633.





Hall

Hallway leading into ground floor rooms.

Living Room 13'1" x 15'3"

Laminate flooring with central heating radiator, patio doors to the rear elevation.

Kitchen 6'3" x 12'0"

Matching cabinets with ample worktop space above, integrated appliances along with space for more, inset sink and window to the front elevation.

WC

Low flush WC and hand wash basin.

Landing

Landing leading into first floor rooms.

Bedroom Two 13'1" x 11'11"

Laminate flooring with central heating

radiator, ample space for your desired bedroom furniture. Window to the rear elevation.

Bedroom Three 6'7" x 11'9"

Laminate flooring with central heating radiator, ample space for your desired bedroom furniture. Window to the front elevation.

Bathroom 6'6", 6'6" x 6'6"

Three piece suite with bath, hand wash basin and low flush WC.

Bedroom One 13'1" x 10'10"

Spacious master bedroom with a built in wardrobe and velux windows to the ceiling. Access to its own en suite.

En Suite 9'5" x 4'9"

Three piece suite with shower, low flush WC and hand wash basin.

Garage

Ample space for storage/vehicles

Outside

The front elevation features a gravelled driveway, while the rear garden is a well-maintained mix of slate and patio areas, complete with a pergola.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		

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